



30, Braybrooke Road, Hastings, TN34 1TA

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £520,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFUL FIVE BEDROOM PERIOD HOME conveniently located on the outskirts of Hastings town centre, within walking distance to the mainline railway station, seafront and Linton Gardens. .

This EXPANSIVE HOME retains a plethora of ORIGINAL FEATURES whilst boasting deceptively spacious accommodation over THREE FLOORS comprising an entrance hallway, LOUNGE with LOG BURNER and OPEN PLAN to the DINING ROOM which provides access to the garden, kitchen, UTILITY ROOM and DOWNSTAIRS WC. To the first floor there are TWO DOUBLE BEDROOMS in addition to a LUXURY BATHROOM SUITE, whilst to the second floor there are THREE FURTHER BEDROOMS with a PLEASANT OUTLOOK to the rear.

If you are looking for a beautifully presented VICTORIAN HOME, look no further than this STUNNING example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE VESTIBULE

Door to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, two built in under stairs storage cupboards, exposed wooden floorboards, radiator.

LOUNGE

14'8 max x 152'11 (4.47m max x 46.61m)

Spacious light and airy living room with high ceilings and period features including ceiling cornicing, ceiling rose and beautiful fireplace with wood burning stove and tiled hearth, double glazed bay window to front aspect, exposed wooden floorboards, radiator, open plan to:

DINING ROOM

12' x 10'8 (3.66m x 3.25m)

Feature fire surround, double glazed French doors to rear aspect leading out to the garden, exposed wooden floorboards ceiling rose, radiator.

KITCHEN

11'10 x 9'4 (3.61m x 2.84m)

Comprising a range of eye and base level units with worksurfaces over, space for Range cooker with extractor above, inset butler sink with mixer tap, space for American style fridge freezer, space and plumbing for dishwasher, radiator, exposed wooden floorboards, open plan to:

UTILITY ROOM

9'4 x 6'5 (2.84m x 1.96m)

Further eye and base level unit with worksurfaces, additional butler sink with mixer tap, double glazed window to side aspect, tiled flooring, radiator, built in utility cupboard with space and plumbing for washing machine in addition to space for tumble dryer, door providing access to:

REAR LOBBY

Part glazed door to rear aspect leading out to the garden, door to:

WC

Wash hand basin, wc, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, exposed wooden floorboards.

BEDROOM

11'1 x 10'8 (3.38m x 3.25m)

Feature fireplace, double glazed window to rear aspect, radiator.

BEDROOM

16'7 max x 14'7 nmax (5.05m max x 4.45m nmax)

Spacious master suite with feature fireplace, double glazed bay window to front aspect, radiator, separate double glazed window to front aspect.

BATHROOM

11'7 max x 8'2 (3.53m max x 2.49m)

Luxury suite comprising a roll top bath with shower attachment, separate walk in double shower, wash hand basin set into vanity unit with ample storage below, wall mounted LED mirror, dual flush wc, radiator with heated towel rail, built in cupboard which houses the boiler, double glazed obscured window to side aspect.

SECOND FLOOR LANDING

Exposed wooden floorboards, double glazed window to rear aspect.

BEDROOM

12'4 x 10'9 (3.76m x 3.28m)

Double glazed window to rear aspect enjoying a pleasant outlook, feature fireplace, radiator.

BEDROOM

12'5 x 11' (3.78m x 3.35m)

Two double glazed windows to front aspect, feature fireplace, radiator.

BEDROOM

8'6 x 5'4 (2.59m x 1.63m)

Radiator, double glazed window to the rear aspect.

REAR GARDEN

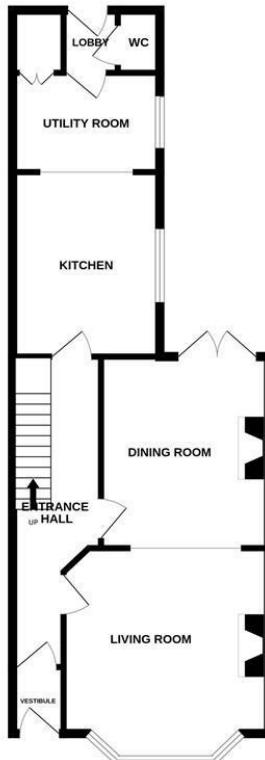
Private and enclosed, family friendly and enjoying a sunny aspect, featuring a large decked area abutting the property and offering ample space for seating and entertaining, leading down to the rest of the garden which is predominantly laid to lawn with some mature shrubs, plants and trees, storage shed.



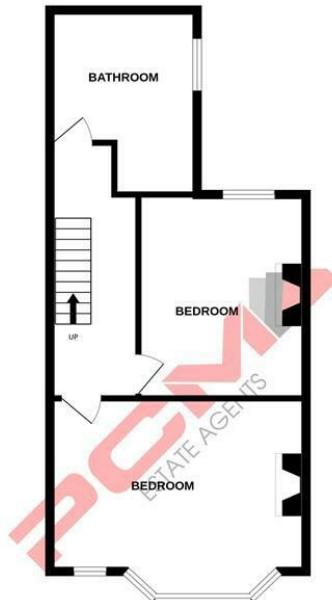




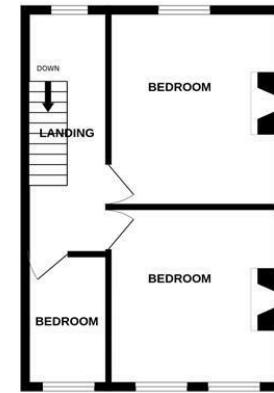
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.